

2024 Legislative Session Report



2024 CAI Alabama Legislative Session Report

Community Associations Institute (CAI) Alabama Legislative Action Committee (AL LAC) spent the 2024 legislative session advocating on behalf of the approximately [247,000 Alabamians live in 99,000 homes in more than 2,710 community associations](#). In this legislative session spanning from February 6 to May 15, the legislature introduced more than 2,000 pieces of legislation, and the AL LAC monitored 2 pieces of legislation that would have directly impacted the community association housing model. Below is a brief overview of the most important legislative issues from this year:

AL HB 3 – Real estate commission; real estate brokers, companies, salespersons; training, qualifications licensure; penalties for certain licensee conduct; required disclosures, prohibited conduct

The AL LAC closely monitored the bill to ensure that it would not impact community association managers or their licensing requirements. The bill aims to impose restrictions on nonresident brokers, including limits on co-brokerage agreements and penalties for failure to disclose transaction details. Additionally, it introduces requirements for training, licensure, and renewal for various real estate entities. The bill also empowers the Alabama Real Estate Commission to penalize licensees for misconduct, such as neglecting to specify listing agreement expiration dates. Moreover, it includes minor technical updates to the existing code language.

Status: Failed Sine Die

AL HB 13 – Real estate professionals, licensing requirements, limitations and penalties related to duration of residential listing agreements, requirements and penalties related to disclosure of equitable interests in contracts, limits transactions with licensed out of state professionals.

The AL LAC monitored this bill which aimed to update regulations in the real estate industry. It proposed requirements for training, licensure, and renewal, along with restrictions on out-of-state co-brokers. The bill would have allowed the Alabama Real Estate Commission to penalize licensees for non-disclosure and misconduct, including failure to specify listing agreement expiration dates. The LAC ensured the bill would not impact community association manager licensing requirements.

Status: Failed Sine Die

SB 344 Homeowners' associations; lot owner representation on board of directors, further provided

This bill applies the requirements of the Alabama HOA Act to all developments built before 2016, eliminating the previous exemption. It also places a 5-year limit on the period of declarant control before requiring turnover of a community association to a board.

Status: Failed Sine Die.

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